



DATE:	October 20, 2014
APPROVED BY:	Russell D. Schaedlich

MINUTES OF THE LAKE COUNTY PLANNING COMMISSION

September 30, 2014

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chair Zondag called the meeting to order at 5:30 p.m.

ROLL CALL

The following members were present: Messrs. Adams, Brotzman, Martin (alt. for Troy), Morse, Schaedlich, Siegel, Welch (alt. for Aufuldish), Zondag, and Mmes. Hausch, and Pesec. Legal Counsel present: Assistant Prosecutor Gianine (Nina) Germano. Planning and Community Development Staff present: Mr. Radachy and Ms. Myers.

MINUTES

Ms. Hausch moved and Mr. Adams seconded the motion to approve the July 29, 2014 minutes as submitted.

Nine voted "Aye".

FINANCIAL REPORT

Mr. Adams moved and Mr. Brotzman seconded the motion to accept the August 2014 Financial Report as submitted.

Nine voted "Aye".

Mr. Zondag said he had discussed potentially getting a County car for staff's use with Mr. Radachy.

Mr. Radachy said the Commissioners would have to okay that. They had said there was not enough money to allocate for a car when we asked in the past. He would like to ask for one in next year's budget.

Ms. Pesec moved to approve the July 2014 Financial Report as submitted. Mr. Morse seconded the motion.

Nine voted "Aye".

Mr. Siegel arrived at 5:37 p.m.

PUBLIC COMMENT

There was no comment from the public.

LEGAL REPORT

Ms. Gianine Germano, Asst. Prosecutor, introduced herself as Nina and said she had nothing to report because she was new but she understands there were some questions that were pending in her office. She was told by Josh Horacek that she should refer any questions on Kimball Estates Subdivision to Mr. Michael Deleone in the Prosecutor's Office.

Kimball Estates

Mr. Zondag asked for any update Ms. Germano may have on Kimball Estates and she inquired as to the last he had heard from the Prosecutor's Office.

Mr. Brotzman said, as of yesterday, he was told by Mr. Hadden that the Developer was prepared to do what was asked, but was looking for the money to pay for it to be done. Mr. Brotzman stated that this problem has been going on since May of 2004.

Ms. Germano deferred this question to Mr. Deleone. She was told this became an issue in 2006 that has been unresolved and that the Developer was supposed to be sued about four times, talks of fixing the problem, agrees to fix the problem, the process stops, and then he backs down again.

Ms. Germano said she did not know much about the background of this case but will check with the office tomorrow and call with a status report. She only knew she was going to attend this meeting last night.

DIRECTORS REPORT

Mr. Radachy reported on the following items:

- Fairport Harbor and Ashtabula County Planning Department continue to contact the office about once a week for zoning and planning assistance. Staff then charges them for time and services used, which brings in a small amount of revenue to us.
- He had interviewed two potential Planning Intern candidates so far. Hopefully, he will have someone by the end of October.

ANNOUNCEMENTS

There were no announcements.

SUBDIVISION REVIEW

Concord Township – Mountainside Farms, Phases 4 A-H, Lot Split Plats

Mr. Radachy introduced the Mountainside Farms, Phases 4A-H Subdivision as consisting of eight Lot Split Plats in Concord Township. Each lot was being platted individually. An 11x 17 drawing of the Development was included with the members' packages. They are dividing this similar to Summerwood, Phase 4. The Developer will individually file each plat as it is sold. Mountainside Farms LLC is the Developer and Gutoskey and Associates is the Surveyor. There are 12.3183 acres of land. The following are the proposed stipulations and comments submitted:

Proposed Final Plat Stipulations:

1. The plat phasing shall be determined by the order of filing. *Art. III Section 3(D)(1)*
2. The sublots shall continue the subplot numbering of the rest of the subdivision starting with subplot 103. *Planning & Community Development*
3. There shall be a chart stating the area being divided, the area and recording information of previous plats, and area remaining. *Planning and Community Development*
4. The last two lots will be platted together. *Planning and Community Development*
5. All adjacent land owners, parcel numbers, deed record numbers and/or plat volume and pages of subdivisions previously platted shall be on the plat. *Planning and Community Development*
6. A paper copy or pdf will be submitted to the Tax Map Office for review prior to printing the Mylar of the plat. *Planning and Community Development*
7. All Lots subject to detailed review. *Lake County Engineer*
8. All individual Lot Split Plats shall meet the requirements of the transfer and conveyances standards. *Lake County Engineer*
9. All lots will require special grading provisions. *Lake County Engineer*

10. Lots G and H will require all necessary approvals to cross existing stream channel. *LCE*
a. The Lake SWCD cannot approve any projects until all applicable State and Federal Permits have been obtained. There are proposed construction limits that cross or otherwise could impact a perennial stream. Please be aware of these limits, specifically in lots "G" and "H", where proposed residential construction will cross a federally regulated perennial stream. *LCSWCD*
11. Lots D and E shall have no improvements within the easement provided for the access drive to pond forebay. *Lake County Engineer*

Proposed Final Plat Comments:

1. No objection. *L.C. Sanitary Engineer*
2. We have no major issues for the Mountainside Farms Phase 4 Plats. *L.C. Engineer's Office*
3. The Township does not see any Zoning issues with the indicated splits and therefore defers to the decision of the Lake County Planning Commission. *Concord Township*
4. The site will require a filing to Ohio EPA with a Storm Water Pollution Prevention Plan and an application to the Lake SWCD for a review of the Plan. *LCSWCD*
5. The submitted ESC Plan must be approved by the Lake County Soil and Water Conservation District prior to the start of any soil-disturbing activity. The owner of said land shall notify the Lake SWCD no less than two (2) working days before the start of soil-disturbing activity. The owner shall also notify the Lake SWCD no later than two (2) working days after project completion. *LCSWCD*
6. A review by the County Engineer/Stormwater Office is required for basin design and post-construction practices. *LCSWCD*

Mr. Zondag questioned if the lot owner could legally own part of the lake and Mr. Radachy said it was legal.

Mr. Radachy stated the air photo showed that the lake has been reduced in size and depth considerably from when it was originally developed. The dam was reduced from Class 3 to a Class 2. A Class 3 dam involves a lot more work and the Class 2 dam does not have as stringent requirements placed on it by ODNR standards.

Ms. Pesec questioned if there were any flood implications this would make on the people in the area.

Mr. Radachy replied that there would be less water in the lake now and it would go through the system faster. As part of Phase 4, ODNR allowed them to make the lake smaller. The lake was a man-made lake and the ODNR Department of Dam Safety used to inspect the dam about once every five years and give a report to the property owner. Technically, the lot owner of the property 1A that the dam sits on would be responsible for the dam along with the people across the street and the County because the dam actually sits on Morley Road. There had been an engineering study done by the Developer and reviewed by the County Engineer and ODNR. There was more work to be done through the study than just reducing the volume of the lake. That was done as part of Phase 4 and has nothing to do with the Plats for today. This declassification has been completed and it has been placed in maintenance, which is almost completed.

Mr. Radachy stated there are eight lots and eight plats. The stipulations will require the last two lots be platted together to keep from having to complete another plat later.

Mr. Brotzman asked if the lot split plats of "F", "G" and "H" had to be filled or if there were any other possible footprints.

In answer, Mr. Radachy directed the members to Stipulation 10 from the County Engineer stating that lots "G" and "H" will require all necessary approvals to cross the existing stream channel. He directed the members to Stipulation 10(a), which states the Lake County Soil Conservation District cannot approve any projects until all applicable State and Federal permits have been obtained and that there were proposed construction limits that cross or otherwise could impact a perennial stream. Please be aware of these limits, specifically in lots "G" and "H", where proposed residential construction will cross a federally regulated perennial stream.

Mr. Brotzman was concerned if there would be a calculation made on the watershed that feeds this stream.

Mr. Radachy said this was done on Phase 4. This stream has been calculated because it is the detention pond for all of Mountainside Farms and Mountaintop Estates. The County Engineer has reviewed the calculations of the potential drainage for 118 sublots when it was approved in 2001 as a Preliminary Plan. However, they were only able to develop 110 sublots. As each phase came in, the County Engineer reviewed the pond's ability to handle drainage.

Mr. Brotzman asked about a calculation on how this transmitted into upstream lots. This was not done at Kimball Estates.

Ms. Pesec asked if there was some way to look at it more accurately.

Mr. Radachy stated these were only Lot Split Plats and we were not looking at the Improvement Plans. The Grading Plan that was submitted was done to show where the

connections are to storm sewer and water lines and to give a general idea of the Plats themselves. There are no Improvements for this Development.

Ms. Pesec questioned if there were riparian setbacks.

Mr. Radachy noted that they did show a riparian setback on the stream. The lots are not affected by the riparian setback but they still meet our Regulations to cross the stream as long as they get the appropriate permits to access the building envelopes for lots "G" and "H". They are showing building envelopes for "E" and "F" in front of the stream.

Mr. Siegel moved to approve the Mountainside Farms, Phases 4 A-H, Lot Split Plats with 11 stipulations and six comments and Mr. Adams seconded the motion.

Eight voted "Aye".
Two voted "No".
Motion passed.

SUBDIVISION ACTIVITY REPORT

Mr. Radachy reported the following:

- Mountainside Farms, Phase 5 is working on placing utilities into maintenance, executing a construction surety and finalizing the Plat to get it recorded.
- Stoneridge Estates, Phase 1 Improvement Plans are on the Board of County Commissioners' agenda for Thursday. Once signed, construction may begin.
- Summerwood, Phase 4 has six lots created through the recording of five Plats. There are 11 lots remaining and an additional lot should be coming in soon.
- Orchard Springs, Phase 2, in Concord Township, Improvement Plan approvals run out in April, 2015. They have six months to build the road and record the Plat.
- Concord Ridge is revising their road layout. They will be resubmitting their Plat for Phase 2 next month because they are going to have a road name change. The Fire Department did not want Meredith Lane divided for safety purposes.

LAND USE AND ZONING REVIEW

Madison Township – Proposed Text Amendments, Sections 101, Definitions and 103, Compliance with Regulations

Madison Township is adding language to regulate garage sales and language to reduce the amount of time a junk car can be on a site from 45 days to 14 days. The regulations they are proposing limit the number of garage sales in single-family districts someone could have. It regulates the placement of signs, how many days in a row you can have it and how often (four sales in a year). They were starting to have issues with people running businesses out of their garages and calling them garage sales. Madison Township is also giving a more descriptive garage sale definition.

Staff helped them write a lot of these regulations, and the Land Use and Zoning Committee recommended the changes to the Code.

Mr. Siegel moved to recommend the approval of the Madison Township text amendments for Section 101, Definitions and Section 103, Compliance with Regulations and Mr. Brotzman seconded the motion.

All voted "Aye".

Painesville Township - Proposed Text Amendments to Sections 5, Definitions; 9.01 and 9.02, Board of Zoning Appeals; 17.05 (A)(2); and 32.07

Mr. Radachy said the second case is from Painesville Township consisting of proposed text amendments to Section 5, Section 9.01 & 9.02, Section 17.05 (A)(2) and Section 32.07.

He explained the Township was adding to Section 5 the definition of access driveway and revising the definitions of hot tub; swimming pool, temporary; and swimming pool, permanent. They are adding language to their Board of Zoning Appeals (BZA) Section 9, stating who can sit on the Board and where they can live. Fairport Harbor and Grand River still have the ability to vote for the Township's Trustees, but are incorporated and should not be able to sit on the BZA. They are adding alternates to the Board of Zoning Appeals and their duties are also being stated though they do not specify what their powers are. These amendments will rectify that issue.

Mr. Radachy said the changes to Section 17.05(A)(2) are for multi-family districts where three or more buildings having a total of 10 dwelling units, 250 feet of frontage, two private access driveways not less than 50 feet apart and connected to one or more private roads. They are also requiring two access points for an FPUD in Section 32.07.

The Township is also changing their pool regulations so they can regulate both temporary and permanent pools by permit with the exception of a pool that is used for wading purposes for children that is two foot or lower.

The Land Use and Zoning Committee recommended that the hot tub definition state that they are permanent or semi-permanent structures located either above or below grade designed to contain at least two feet of water at any one point with, but not including temporary metal, plastic, fiberglass or an inflatable structure intended to be used as wading pools by children. Hot tubs will be permitted under the category of Permanent Swimming Pools and must demonstrate the ability to deny access when not in use.

The definition of Swimming Pool, Temporary by Painesville Township was basically a wading pool for kids. The Land Use and Zoning Committee recommended calling it a Wading Pool and defining it as an above-ground tank or structure designed for wading and/or splashing purposes but which is not permanently installed. Wading pools shall include, but shall not be limited to, inflatable, blow-up, plastic structures intended to be used as pools by children.

The Land Use and Zoning Committee also recommended adding and defining a swimming pool as being an artificial tank or structure, either in-ground or above-ground, intended for recreational swimming purposes and designed to contain greater than two (2) feet of water at any point. They are recommending the elimination of the word Permanent from Swimming Pool, Permanent.

Mr. Schaedlich had an issue with the change not stating a minimum height limitation as far as the pool wall. He felt there could be a three foot high pool with only two feet of water that kids could still get into without the barrier of a permanent pool.

Mr. Radachy said this was just a definition and that information would be stated in a different portion of their regulations.

Under the BZA Section, staff is suggesting a completely rewritten section for them, which would establish the BZA, their duties and powers, membership of the BZA starting with staggering terms and setting two alternates to be appointed for one-year terms, how to fill vacancies, setting their own officers at their first annual meeting, setting their meeting schedule, stating the quorum at three persons for the Board, what to do in absence of an officer, setting the agenda and public comment, rules for setting the agenda, and how and what records to retain of the BZA meetings. Mr. Radachy felt the way it was originally written was difficult to understand and not detailed enough.

The Land Use and Zoning Committee recommended that the Township does not require two access points for R-4 and FPUD. They recommended adding language that states that all developments shall be designed for proper traffic circulation and emergency vehicle

access. This would allow the use of other regulations to get two access points if necessary and keep them from contradicting other regulations. This specifically concerned the County Subdivision Regulations. FPUDs are sometimes subdivisions in which two roads have to be 500 feet apart and they are proposing only 50 feet in their regulations. There is also a Prosecutor's Opinion that the Planning Commission states where the roads go in a subdivision. Townships decide on density and open space, etc., in their zoning.

Mr. Siegel moved to approve the text amendments to Section 5, Definitions as submitted and Ms. Pesec seconded the motion.

Nine voted "Aye".

Mr. Siegel attempted to vote "No".

The Chair informed Mr. Siegel that he could not vote against his own motion according to Robert's Rules.

Mr. Siegel moved to rescind his motion and Ms. Pesec seconded the motion.

All voted "Aye".

Ms. Pesec moved to approve the Section 5, Definitions text amendments as recommended by staff and the Land Use and Zoning Committee and Mr. Adams seconded the motion.

Nine voted "Aye".

One voted "No".

Motion passed.

Ms. Pesec moved to recommend approval of the text amendments to Sections 9.01 and 9.02, Board of Zoning Appeals as recommended by the Land Use and Zoning Committee. Mr. Morse seconded the motion.

All voted "Aye".

Ms. Pesec moved to recommend approval of the text amendments as recommended by the Land Use and Zoning Committee to Section 17.05(A)(2) and Mr. Siegel seconded the motion.

All voted "Aye".

Mr. Radachy said the recommendation of the Land Use and Zoning Committee was to not accept the amendments to Section 32.07, Lot Width, stating no FPUD shall occur upon

any parcel of land having a frontage of less than two hundred fifty (250) feet along the right-of-way line of a dedicated road. There must be a minimum of two (2) access driveways at least fifty (50) feet apart and connect to one or more public roads. This would be in potential conflict with the Subdivision Regulations and with other entities.

Ms. Pesec moved to recommend approval of the text amendments to Section 32.07 with the staff's and Land Use and Zoning Committee's recommendations and Mr. Welch seconded the motion.

All voted "Aye".

Painesville Township – Zoning Text Amendments to Section 32.17(B)

Mr. Radachy said the Township was adding this sentence that allows the Board of Township Trustees to approve an application for rezoning a FPUD District of a PDP (Preliminary Development Plan) that does not conform to the regulations and restrictions of Section XXXII of the Painesville Township Zoning Resolution including, without limitations, Subsections 32.04, 32.05(A), 32.06(A), 32.07, 32.08(B), 32.09(A), 32.09(B) and 32.11(B), if it determines, following the recommendation of the Zoning Commission, that nonconformity to such requirements will produce a more harmonious development. Any application for rezoning to a FPUD District with PDP that does not conform to such requirements shall include an explanation for the failure. This would give authority to the Township Trustees to not keep a development to the standards that they have on the books. If the Township Trustees think it is more harmonious, they can allow a development without 20% open space, six units per acre or eight units per acre during the rezoning process.

Land Use and Zoning recommended Section 32.17B not be accepted as written. It may be an unlawful delegation of authority. ORC 519.14 gives the authority to grant variances to the Board of Zoning Appeals, not to the Board of Township Trustees. This may cause issues in the future because there are no standards for the Township to review developments. The desire to be flexible with planned unit developments is written into the purpose statement of ORC 519.021.

Mr. Radachy had been asked by Mr. Paul Greenberger to make a statement to the Commission that other communities have used "harmonious development" as a standard.

Ms. Pesec asked if Mr. Radachy had asked for a consultation on this point and he replied that he had made his recommendation based on his experience and did not involve counsel on a definition of harmonious development. He supported the Land Use and Zoning Committee's recommendation to deny this.

Mr. Welch moved and Mr. Brotzman seconded to recommend approval of the text amendments to Section 32.17(B) in support of the recommendation of staff and the Land Use and Zoning Committee to not accept the changes.

All voted "Aye".

REPORTS OF SPECIAL COMMITTEES:

The Coastal Plan Committee did not meet last month. Its next meeting will be in November.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There were membership appointments to Land Use and Zoning and the Coastal Plan Committee.

Members from Concord Township and Painesville Township were up for reappointment on the Land Use and Zoning Committee. The members from Painesville Township, Mr. Richard Morse and Mr. Richard Constantine, both wished to continue on the Committee and the Township Trustees have recommended them to be reappointed. From Concord Township, Mr. Gordon Hanford has stepped down and wishes not to be reappointed, and Mr. Terriaco wishes to continue. The Concord Township Trustees have recommended Mr. Terriaco and have recommended Mr. Ivan Valenic from their Zoning Board of Appeals to replace Mr. Hanford.

Ms. Pesec asked for information on Mr. Valenic and was told he was on Concord Township's Zoning Board of Appeals for a couple years and was also on their Comprehensive Plan Committee. Mr. Zondag added that Mr. Terriaco is going on his fifth three-year term and Mr. Morse is going on his sixth term on the Land Use and Zoning Committee.

Ms. Pesec moved to approve the reappointments for Mr. Morse, Mr. Constantine and Mr. Terriaco. Mr. Adams seconded the motion.

Nine voted "Aye".
Mr. Morse abstained.

Mr. Siegel moved to approve the appointment of Mr. Ivan Valenic, representing Concord Township, to the Land Use and Zoning Committee. Mark Welch seconded the motion.

All voted "Aye".

There was also a Coastal Plan Committee request for appointment. The Chagrin River Watershed Partners have a new Director, Ms. Heather Elmer. Ms. Amy Brennan has resigned as Director. Ms. Elmer is requesting to take her place and formerly had worked for Old Woman Creek in Huron, Ohio.

Mr. Siegel moved to approve the appointment of Ms. Heather Elmer of the Chagrin River Watershed Partners to the Lake County Coastal Plan Committee and Mr. Welch seconded the motion.

All voted "Aye".

Subdivision Regulations Preliminary Plan Amendments

Mr. Brotzman asked about the Mountainside Farms capacity calculations of the watershed project. Ms. Pesec thought we should understand how these calculations were made and at least ask if they have been done as the Planning Commission looks at subdivision plats, somewhere in the Improvement Plans or wherever it would be appropriate when the potential for downstream flooding is seen.

Mr. Radachy said, per our Subdivision Regulations, the County Engineer is the Stormwater Engineer. In the last few subdivisions, we have seen more than one detention pond showing that office is attempting to get to the point where they can see where water is coming from. In some older subdivisions, they would take all the water from one development, put it in one pond and it would drain into one stream regardless of the watershed. The water would go into one stream and would supercharge the water going downstream. Now, there are more ponds so the water should be going in four or five directions.

Mr. Radachy said this would be something that probably should be brought up in the Preliminary Plans. It may be possible to have the way the water breaks on soils and watersheds and which way it is supposed to go directly on the Plans.

Ms. Pesec suggested the County Engineer come in to tell us a little bit about it.

Mr. Radachy agreed that Mr. Hadden could come in and explain how he comes up with the calculations for a development. The Developer could be asked to show where the

water is currently flowing and show where the detention pond should be on the Preliminary Plans.

Mr. Radachy explained the current system. The Developer currently submits the calculations to the County Engineer after the Preliminary Plan is approved. The Developer hires or does the drainage calculations, submits them to the County Engineer and the County reviews them to see if they are correct. This happens after we approve the Improvement Plans. These are submitted to us and are on the Improvement Plans. The first calculations go to the Engineer after they have been submitted and accepted by us. After we accept the Improvement Plans and they conform to the Plat, it goes to the Developer and then the County and Developer's Engineers go back and forth on where the water flows and how much water will be caused by the new roads and develop a drainage plan for the development. Hopefully, that is when they also explore any watershed that is coming in from a different development and other sources.

As an example, Mr. Radachy explained, in Kimball Estates, there is a stream that flows from Mr. Brotzman's property onto Kimball's property and then out to Lake Erie. Kimball Estates is downstream from Mr. Brotzman. They should have been looking at the watershed on Mr. Brotzman's property for what was flowing downstream from him, and going into the development to see what kind of water is coming from outside sources onto the property. This is all done as part of the County Engineer's review. We review whatever stipulations have been placed on the Improvement Plans and then it goes to the County Commissioners for acceptance.

Mr. Brotzman said there could be another factor. If there is just an open ditch or swale that would immediately flow into the downstream property, it might be different than if it is hard piped. His property has a combination of swales and hard pipe. There is no guarantee that the old hard-piping is adequate enough to carry the water that is generated by upstream forces.

Mr. Radachy said this could be added to the Subdivision Regulations as part of the Preliminary Plan to know what watersheds are affecting a development by determining where the water is coming from and then determine how much water is flowing to the property. We could ask the Engineer to make an initial calculation and then do a preliminary look at where the detention ponds are going to be.

Mr. Brotzman realized the Kimball project is an old project from 1992 and that the watershed goes off his property and directly into someone's yard. They were asking why they had all this water going into their property. This was a pre-existing condition. They were never prepared to deal with that water. This was a part of the discussion from the very beginning.

Mr. Zondag asked what the Board wanted to see done.

Ms. Pesec wanted to see Mr. Radachy include the watershed information in the Preliminary Plan by adding it into the Subdivision Regulations.

Mr. Radachy said the Regulations have not been changed in two or three years and asked for time to review them and see if there was anything else that needed to be added.

Mr. Zondag suggested existing drain tiles and hard piping also be considered and added to a plan. There was a place in Perry where drain tiles had been cut and basements were literally running water.

Staff Resolution – Marian Norman

Mr. Radachy stated the following is a resolution for Ms. Marian Norman, HOME Manager, in the Planning and Community Development Office who has been working for Lake County for 25 years.

RESOLUTION OF APPRECIATION

FOR

MARIAN A. NORMAN



WHEREAS, Marian A. Norman has provided conscientious service as **Staff Planner** for the Planning Commission in November, 1989, and then as **Senior Planner** from October, 1995 and continued as **Administrative Coordinator** from August of 1997; and since 2005 has held the position of **HOME Program Manager**; and

WHEREAS, Marian A. Norman performed duties for the Planning Commission applying pertinent regulations in a fair and thoughtful manner; and

WHEREAS, Marian A. Norman diligently administered Fair Housing in Lake County and was instrumental in the formation of the Fair Housing Resource Center, a non-profit organization dedicated to Fair Housing in Lake, Ashtabula and Geauga Counties; and held the position of Coordinator for ten years from August, 1989 to September, 1999; and

WHEREAS, Marian A. Norman received the Karl Bernal Fair Housing Award in 1998 and was further recognized for her efforts when she received the Fair Housing Initiative Award “For your hard work and dedication towards furthering fair housing issues in ways that educate, inform, and uphold the rights of persons in protected classes”; and consequent recognition by the Lake County Commissioners in May, 2003; and

WHEREAS, Marian A. Norman has served with distinction as Manager of the HOME Program for Lake County since 2005 and has, with a skillful manner, developed the program to assist moderate and low income individuals with counseling and follow-up to have the resources, support and advocacy in the process toward home ownership; and

NOW THEREFORE BE IT RESOLVED, that **Marian A. Norman** be acknowledged for her contribution to the citizens of Lake County and for the performance of her duties that have furthered a deeper sense of her individual responsibility in Lake County, Ohio for **TWENTY-FIVE YEARS**, and that this resolution signifies the Planning Commission Members' and Staff's **"GRATEFUL APPRECIATION"** of a job well done, and our wishes for her continued success as she moves on to meet new challenges in her professional career.

Mr. Martin moved and Mr. Adams seconded to add Ms. Marian Norman's resolution into the minutes.

All voted "Aye".

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mr. Siegel moved and Mr. Welch seconded the motion to adjourn.

All voted "Aye".

The meeting adjourned at 7:05 p.m.